

Unified Government of Wyandotte County and Kansas City, Kansas



City Planning Commission

Commission Chambers

701 N. 7th Street Trafficway, Kansas City, KS 66101

Chairman Jeff Carson

*Vice Chairman Karen Jones, Brandie Armstrong, Duane Beth, Beverly Easterwood,
Jim Ernst, Jake Miller, J. Mark Mohler, Mary Beth Schwartz, Joseph Straws III, and Aaron Ward.*

AGENDA

Monday, February 9, 2026

6:30 PM

1 CALL TO ORDER/ROLL CALL

2 PLANNING COMMISSION STATEMENT

3 CONSENT AGENDA

3.1 CONSIDERATION OF THE JANUARY 12, 2026 CITY PLANNING COMMISSION MINUTES

3.2 Special Use Permit Application(s)

3.2.A SP2025-088 - SELENA UMANA

Synopsis: Special Use Permit (Renewal of SP2024-047, expired 12/19/2025) for an event space with live entertainment at 6000 Leavenworth Road.

Tracking #: 211486

3.2.B SP2025-096 - TIFFANY CLARK

Synopsis: Special Use Permit (Renewal of SP2025-006, expired January 17, 2026) for a Non-Owner Occupied Short-Term Rental at 1127 Southwest Boulevard.

Tracking #: 2162

3.3 Subdivision Application

3.3.A PLAT2025-036 - TYE ZEHNER

Synopsis: Final Plat to plat one (1) commercial lot for a self-storage facility at 11319 Parallel Parkway (in conjunction with PR2025-038).

Tracking #: 211472

3.3.B PLAT2025-040 - DOUG CLEMENTS

Synopsis: Final Plat to plat one (1) lot for a new middle school building (Central Middle School) at 51, 52, 55, 56, 58, 60, 64, 68, 72, 76, 80, 84, 88, 90 North 12th Street and 1102, 1106, 1110, 1114, 1118, 1122, 1126, 1130, 1134, 1138 Riverview Avenue (in conjunction with PR2025-040).

Tracking #: 2153

3.3.C PLAT2025-045 - ALBERTO GONZALEZ

Synopsis: Final Plat to replat two (2) single-family residential lots at 2653 and 2659 South 28th Street.

Tracking #: 2157

3.3.D PLAT2025-043 - TYE ZEHNER

Synopsis: Final Plat to plat one (1) commercial lot for a self-storage facility at 2712 and 2740 North 103rd Terrace (in conjunction with PR2025-042).

Tracking #: 2156

3.4 Plan Review Application(s)

3.4.A PR2025-038 - TYE ZEHNER

Synopsis: Final Plan Review for a self-storage facility at 11319 Parallel Parkway (in conjunction with PLAT2025-036).

Tracking #: 2149

3.4.B PR2025-040 - DOUG CLEMENTS

Synopsis: Final Plan Review for construction of a new middle school building (Central Middle School) at 51, 52, 55, 56, 58, 60, 64, 68, 72, 76, 80, 84, 88, 90 North 12th Street and 1102, 1106, 1110, 1114, 1118, 1122, 1126, 1130, 1134, 1138 Riverview Avenue (in conjunction with PLAT2025-040).

Tracking #: 2165

3.4.C PR2025-042 - TYE ZEHNER

Synopsis: Final Plan Review for construction of a self-storage facility at 2712 and 2740 North 103rd Terrace (in conjunction with PLAT2025-043).

Tracking #: 2158

3.4.D PR2025-044 - KEITH DAVIS

Synopsis: Final Plan Review for a building addition and roof expansion for a fiberglass manufacturing facility, Owens Corning, at 300 Sunshine Road.

Tracking #: 2159

4 NON-CONSENT AGENDA

4.1 Change of Zone Application(s)

4.1.A COZ2025-031 - JASON MACKERPRANG

Synopsis: Change of Zone from A-G (WYCO) Agriculture District to R Rural Residential and R-1 Single Family Districts for the construction of single-family homes at 2406 North 131st Street (in conjunction with PLAT2025-041).

Tracking #: 2150

4.2 Special Use Permit Application(s)

4.2.A SP2025-094 - EASTSIDE STORAGE LLC

Synopsis: Special Use Permit for a battery storage facility at 8900 Metropolitan Avenue (in conjunction with PR2025-039).

Tracking #: 211492

4.2.B SP2025-099 - TYLER SHIRK

Synopsis: Special Use Permit for a Short-Term Rental in seven (7) two-bedroom apartments in Mission Manor at 2912, 4122, 4124, 4125, and 4127 South Thompson Street.

Tracking #: 2164

4.3 Subdivision Application

4.3.A PLAT2025-041 - JASON MACKERPRANG

Synopsis: Preliminary Plat to plat five (5) lots for the construction of single-family homes at 2406 North 131st Street (in conjunction with COZ2025-031).

Tracking #: 2154

4.3.B PLAT2026-001 - RAJ BHATIA

Synopsis: Preliminary Plat to plat one (1) multifamily lot for 24 townhomes at 700 North 75th Street (in conjunction with PR2025-045).

Tracking #: 2161

4.4 Plan Review Application(s)

4.4.A PR2025-039 - EASTSIDE STORAGE LLC

Synopsis: Preliminary Plan Review for a battery storage facility at 8900 Metropolitan Avenue (in conjunction with SP2025-094).

Tracking #: 211493

4.4.B PR2025-045 - RAJ BHATIA

Synopsis: Preliminary Plan Review for 24 multifamily townhomes at 700 North 75th Street (in conjunction with PLAT2026-001).

Tracking #: 2160

4.5 Miscellaneous

4.5.A A RESOLUTION PLACING A MORATORIUM ON PENAL AND CORRECTIONAL INSTITUTIONS FOR TWO YEARS

Synopsis: A two-year moratorium on the reception and processing of special use permit applications for all penal or correctional institutions

Tracking #: 2182

5 Adjourn

The Unified Government of Wyandotte County and Kansas City, Kansas will provide necessary, reasonable auxiliary aids and services, such as ASL translators, machine-readable copies of meeting materials, or on-site language interpretation. Individuals requiring any auxiliary aids or services should contact the Unified Government Office of the Clerk by emailing or calling UGclerkrequest@wycokck.org or 913-573-5260 at least 48 hours in advance of the meeting. Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Disruptive comments and behavior are not permitted and may result in removal from the meeting. Some commissioners, staff, and the public may attend remotely via Zoom or by phone. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, all speakers are asked to please announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General. El Gobierno Unificado del Condado de Wyandotte y Kansas City, Kansas, proporcionará ayudas y servicios auxiliares necesarios y razonables, como traductores de ASL, copias legibles por máquina de los materiales de la reunión o interpretación de idiomas en el lugar. Las personas que requieran ayuda o servicios auxiliares deben comunicarse con la Oficina del Secretario del Gobierno Unificado enviando un correo electrónico o llamando al UGclerkrequest@wycokck.org o al 913-573-5260 al menos 48 horas antes de la reunión.

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